



Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

June 30, 2010

Dave and Carole Horlock
1206 Spartanburg Way
The Villages, FL 32162



RE: Complaint at 1218 Spartanburg Way

In response to your complaint, a site visit was conducted at the above location on June 30, 2010 by Terry Heeke, Environmental Specialist II. Please understand that Department of Health personnel have no jurisdiction inside a private residence, regardless of its condition. If any unsanitary condition was or could be documented outside the residence, the Sumter County Health Department could take appropriate action. Mr. Heeke however, could not document any evidence of a sanitary nuisance as defined by Chapter 386 Florida Statutes. The Health Department can not enforce development covenants as these are a civil matter.

I regret not being able to be of more assistance, however I will forward a copy of your complaint to the Code Enforcement section of Planning and Zoning for Sumter County for their review.

Sincerely,

A handwritten signature in black ink, appearing to read "Rolland Shrewsbury".

Rolland Shrewsbury, RS
Environmental Manager

Cc: Dr. Girija Padmanabh MD, MPH, Director Sumter County Health Department
Mr. Bradley Arnold, County Administrator
Sumter County Planning and Zoning
Marlene O'Toole, Florida State Representative

Arnold, Bradley

From: Arnold, Bradley
Sent: Friday, June 11, 2010 9:26 AM
To: @County Commissioners
Subject: Fw: CE2009-0505/1218 Spartanburg Way

From: Akins, Alysia
To: Arnold, Bradley
Cc: Kegan, Bob; Hartman, Lee
Sent: Fri Jun 11 09:20:38 2010
Subject: CE2009-0505/1218 Spartanburg Way

This code case was brought before the Special Master on May 27, 2010 and the Special Master's order was the following:

The property was found to be in violation due to the exposed roof. A new roof needs to be placed on the residence or the residence can be demolished to the slab. The Respondents were given 90 days to comply with this Order. If the property is not found in compliance after 90 days, a \$100 daily fine will be assessed and staff costs of \$652.34 will need to be paid. The Special Master also added that the pool needs to be secured.

Alysia Akins
Licensing/Code Enforcement Coordinator
Phone: 352-753-0848 or 352-330-1311
Fax: 352-753-0774
Email: alysia.akins@sumtercountyfl.gov

NUISANCE COMPLAINT

60-99-173066

06/28/2010

Terry Heeke (HeekeTL)

Sumter County Environmental Health

Complaint Information

Name: Whiteway Investments Inc.
Location: 1218 Spartanburg Way
City St Zip: Lady Lake FL 32162
Directions:

Owner Information

Owner: Whiteway Investments Inc
Address:
City St Zip:
Phone: ()

Occupant Information

Occupant: Occupant Name Fields Blank
Address:
City, St Zip
Phone:

Nature of Complaint Recorded By: June Schaeffer (Legacy)

Empty home damaged by lightning may be causing rodent and vermin problem.

Complainant Information

Complainant: Horlock, David
Address: 1208 Spartanburg Way
City, St Zip: Lady Lake FL 32162
Phone: (352) 751-7665

Date Notified: _____

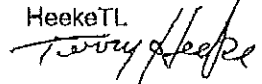
SITE INSPECTION TELEPHONE

VALID INVALID ABATED 06/30/2010LEGAL NOTICE No

REFERRED TO _____

DATE	CONDITIONS FOUND
06/30/2010	No evidence of rodents around the exterior of the home. An unmaintained swimming pool is present in the back of the house but is covered by an intact screened enclosure preventing the breeding of mosquitoes. The house has major structural damage and the roof is damaged and open. However, no valid evidence of unsanitary conditions was visible on the exterior of the home.

HeekeTL



6/27/10

To:
The Villages Administration
1000 Lake Sumter Landing
The Villages, F. 32162

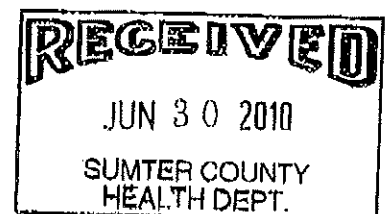
To:
Sumter Co. Health Dept.
P.O. Box 98
Bushnell, Fl. 33513

The attached is a petition of those homes close to the burned house at 1218 Spartanburg Way in the village of Virginia Trace in The Villages. It is a follow up to the letter written by The Horlocks on June 15, 2010. We are all living up to the Villages covenant and we expect help. Concerns about health are increasing daily. It is inconceivable that we have been expected to endure these conditions for almost a year. We have been very quiet and tolerant, but no more. We feel we have been ignored by The Villages and the Health Dept. We feel certain if these conditions prevailed in The Cottages or one of the visible premier homes that action would have been taken early on. We have been told 6-8 weeks since last Oct., and the remains would come down. We are prepared to pursue help. These conditions cannot continue.

Sincerely,

The Citizens of Virginia Trace

cc. Florida State Dept. of Health
Cc. Marlene O'Toole, Florida state representative
Cc. Sumter Co. Building Dept.



We, the undersigned, are residents of the village of Virginia Trace. We are signing this petition to voice our concern about the burned house at 1218 Spartanburg Way. The house was destroyed by a lightning induced fire on August 12, 2009 and continues to be in the same condition. It is an annoying eyesore. We have serious health concerns also. The remains are undoubtedly filled with mold, mildew, vermin and rats. One of the reasons we purchased homes here is the proactive way the Villages maintains the high standards outlined in the covenant agreement. We understand that there have been legal issues regarding this property. However, we are extremely disappointed that we have been forced to endure this situation for almost a year with no end in sight. We expect The Villages administration to address this situation now. We have been ignored long enough!

Resident

Address

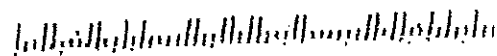
Carole & Dave Horlock	12016 Spartanburg Way
Cyrene & Betty Ann Mader	1363 Duncan Drive
Joel & Mary Ann	1248 SPARTANBURG WAY
Charissa Martin	1284 Spartanburg Way
Jessie Willey	938 Chappells Place
Bob & Barbara Newcomb	880 Moses Loop
Paul Dumas	910 Moses Loop
Aune Carlson	902 Haynesville Way
Carol C. Hall	1207 Spartanburg Way
Ann P. Martin	1207 Spartanburg Way
Janet Walter	823 Kline St
Terry & Donna Rutledge	959 Goose Creek
Gary & Linda Grater	1390 Forest Acres Dr.
MARIA FRICO	866 HAINVILLIVES WAY
Carol Kavanagh	1086 Sayle St.
Judy Wooster	1051 Ruby Road
Margie C. Yorum	848 Haynesville Way

1248 Spartanburg Way
The Villages, FL 32162

DAYTONA BEACH
FL 32122
28 JAN 2010 PM

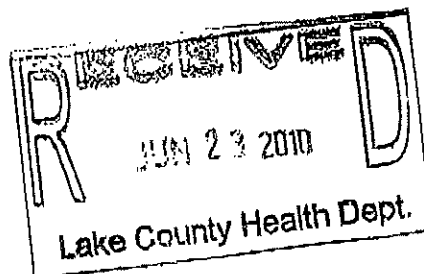
Sumter Co. Dept. of Health
P.O. Box 98
Bushnell, FL. 3351

22312+0016



The Villages
1000 Lake Sumter Landing
The Villages, FL 32162
And
Lake County Health Dept.
16140 U.S. Highway 441
Eustis, FL 32726-6508

6/15/10



JUN 22 2010
LAKE COUNTY
HEALTH DEPARTMENT

To Whom It May Concern:

On August 12, 2009, the house at 1218 Spartanburg Way in the village of Virginia Trace was hit by lightning and demolished by fire. We are going on a year of looking at this burned out monstrosity, putting up with a stream of voyeurs still driving by to look, and having our own property values affected. The yard is deplorable. We're certain its in the worst condition in the entire development. The area residents worry about rodents, vermin and mold growing inside the house, and how this may be affecting our health now, and even more when the house finally is demolished.

We understand that there were legal issues. However we who live adjacent to this property have been more than patient. We have been given the run around by different agencies, and we don't see an end to it. Now we understand that the court decision is to be appealed. If so, it could take another year to settle. We are very disappointed, in fact we are shocked that The Villages have not taken a proactive role in the clean up. We refer to the attached Covenants and Restrictions directives. The least that could be done would be to clean up the yard with a charge to the owner or a lien on the property.

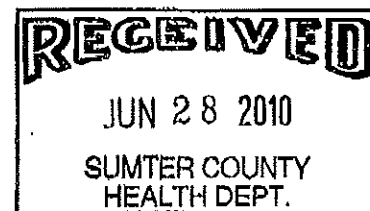
We want the health department to address our health concerns.

Please advice us as to what action you are going to take concerning this property. There will be a petition following this letter. You need to know that these feelings are unanimous among the residents of Virginia Trace.

Sincerely,

Carole & Dave Horlock

Mr. and Mrs. David Horlock
1206 Spartanburg Way
The Villages, FL 32162
352-751-7665



COVENANTS & RESTRICTIONS

You have chosen to live in one of the most beautiful and well-operated communities in Florida.

It will remain a premier community because the homeowners support strict compliance with the Declaration of Restrictions (DR's). Many residents choose The Villages because of the restrictions. To maintain the overall aesthetic qualities desirable in a first-class community, certain activities and property uses must be restricted.

Since The Villages has been in the process of development over the last 40 years, the restrictions for various communities within The Villages have evolved over time. The following is a summary of many items covered in the Declaration of Restrictions. Please refer to the Declaration of Restrictions for your individual neighborhood for more detailed information.

1. **Age Restrictions:** The Villages is an adult community designed to provide housing for persons 55 years of age or older. All homes must be occupied by at least one person who is fifty-five years of age. Persons under the age of 19 years may visit for a maximum of 30 days per year but may not reside permanently in any dwelling.
2. **Animals:** Only domestic pets are permitted and they shall not be allowed to make any unreasonable amount of noise or create a nuisance. Pets must be controlled by a leash when not in the confines of the home. As a courtesy, owners should pick up after their pets. All city and county pet ordinances should be adhered to.
3. **Maintenance of Landscaping:** Landscaping will be maintained to provide a neat and clean appearance. Removal of weeds, dead plants, grass clippings, trash and debris is required to meet this objective. Trees with trunks exceeding four (4) inches in diameter will need Architectural Approval to be removed from any homesite. Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty-day duration.
4. **Storage Sheds:** All outside structures for storage or utility purposes must be attached to the home. Items not in active use should not be visible from neighboring property or common areas.
5. **Commercial Trash Collection:** Garbage should be in plastic bags and placed curbside on the designated days only. All rubbish, trash or garbage shall be removed from homesites and parcels and not be allowed to accumulate.
6. **Signs:** A sign showing the owner's name will be the only sign permitted to be displayed on the exterior of the home.
7. **Building Repair:** Dwellings and structures must at all times be kept in good repair, adequately painted and otherwise clean.
8. **Fences:** No fence, barrier, wall or structure of any kind or nature shall be placed on the property (including chain link or wooden fences). No side or rear hedges exceeding four (4) feet in height shall be permitted.
9. **Trucks, Trailers, Recreational Vehicles, Campers and Boats:** All such vehicles require a clearance from your Neighborhood Watch representative to park in The Villages. A clearance is issued for a maximum of 72 hours. Vehicles which fit in a garage are exempt.
10. **Motor Vehicles:** No inoperable vehicle may be stored or parked on any homesite.
11. **Satellite Dishes:** The Developer has guidelines on placement for dishes. Please refer to them before placing your dish.
12. **Parking:** Vehicles are to be kept in owners' garages or concrete driveways. When visiting The Villages facilities and commercial areas golf cart parking is available in designated areas.
13. **Residential Use Restrictions:** Property must be devoted only to single-family residential use. Commercial and or professional activities may not be conducted in any home or on any property.
14. **Lawn Ornaments:** Some neighborhoods prohibit lawn ornaments. Please refer to your covenants.
15. **Nature Preserves:** The Villages actively participates in the Federal Endangered Species Act which prohibits the tampering with or the taking of any protected species (including their eggs, nests, dens or homes). Any person who knowingly violates the prohibitions of the Endangered Species Act may be subject to a sizable Federal fine. You must restrain your pets (including cats) at all times when in these areas.
16. **Architectural Review Committee (ARC):** This committee is responsible for approving any and all alterations, changes or modifications to the property and home as built by the developer. This requirement for prior approval includes but is not limited to: porch or patio enclosures, canopies, awnings, garage screens, additional concrete, coloring of walks and driveways and modifications to previously approved plans. An application with a set of plans must be submitted and approval granted before work is started. You may obtain an application at Architectural Review, located at 3231 Wedgewood Lane, 753-4508 or you may find one in The Villages Phone Directory. 757-6789

This summary of our governing rules is meant to call attention to some of the major items. It is by no means comprehensive. Please take time to read your Declaration of Restrictions for complete details of your responsibilities.

During Neighborhood and Village Watch patrol rounds, the patrol will observe for violations. Should a violation be confirmed, a restriction reminder notice will be left on the resident's front door. The reminder will state the restriction in question and the time frame in which the restriction violation should be remedied. If a resident has a question regarding this notice, please call the number on the notice.

Lake Sumter Landing
1000 Lake Sumter Landing
The Villages, Florida 32162

The Villages

352-753-2270
800-346-4556

Spanish Springs
1100 Main Street
The Villages, Florida 32159

©2004, The Villages, Florida, Inc.
All Rights Reserved.
VCO-1602R; 8/04; 10M



LAKE COUNTY HEALTH DEPARTMENT
P.O. BOX 1305
TAVARES, FLORIDA 32778

MID FLORIDA FL 327

24 JUL 2010 04 11

Sumter County Health Dept
Attn: Environmental Health

P.O. Box 98

415 E. Noble Ave

33513-5603 Bushnell, FL 33513

Sumter County Property Appraiser				2009 Certified Values	
				Last Updated: 6/17/2010	
Parcel: D260011				Parcel List Generator	Retrieve Tax Record
Next Lower Parcel Next Higher Parcel				GIS Map	Print
Result: 1 of 1					
Owner & Property Info					
Owner's Name	WHITEWAY INVESTMENTS INC				
Site Address	1218 SPARTANBURG WAY				
Mail Address	1218 SPARTANBURG WAY THE VILLAGES, FL 32162				
Use Desc	SINGLE FAMILY (00100)				
Subdiv/Rtg	26/18/23	Neighborhood	00002184		
Year Built	2005	Tax District	Villages (5010)		
Effective Area	2628 (SF)	Market Area	01		
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.				
LOT 11 THE VILLAGES OF SUMTER UNIT NO. 108 PB 7 PGS 26-25A					
Property & Assessment Values					
Land Value	\$24,653.00				
Market Value	\$305,352.00				
Assessed Value	\$305,352.00				
Non-Taxable Value	\$305,352.00				
Exemptions	None \$0.00				
Sales History					
Sale Date	OR Book/Page	OR Lst. Type	Sale V. (Qual)	Sale Price	Parties
2/1/2010	2160/686	FJ	I (O)	\$0.00	DINGLE ROBERT & JANET L.
7/1/2005	1421/229	WD	I (U)	\$294,100.00	
Building Characteristics					
Item	Item Use Code	Year Built	Area Breakdown		
1	(001)	(DH69B)	2005	1) BAS - 2283 SF	2) OP - 65 SF 3) GAR - 542 SF
Note: All S.F. calculations are based on exterior building dimensions.					
Land Breakdown					
Land Use Code	Frontage	Depth	Land Units		
1109			9,446.00 SqFt		
Misc Features					
Item Number	Description Code	Units (L x W)	Year		
1 (001)	VIII-Pool or Spa Pkg (POL4)	480.00 (32.00 x 15.00)	2008		
2 (002)	VIII-Screened Cage (SEN4)	1,233.00 ()	2008		
Sumter County Property Appraiser - Roll Year: 2009					
Last Updated: 6/17/2010					
Result: 1 of 1					

